

008.A

0001  
Map0015.2  
Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
908,500 / 908,500  
APPRAISED:  
USE VALUE:  
ASSESSED:

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
13-15		BELKNAP ST, ARLINGTON

OWNERSHIP	Unit #:	15R
Owner 1: YANG JIANI		
Owner 2: WU TIANZE		
Owner 3:		
Street 1: 15R BELKNAP ST		
Street 2:		

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER			
Owner 1:	SPY POND DEVELOPMENT LLC -		
Owner 2:	-		
Street 1:	C/O MATTHEW URCIUOLI, MANAGER		
Twn/City:	CAMBRIDGE		
St/Prov:	MA	Cntry	
Postal:	02140		

NARRATIVE DESCRIPTION			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Aluminum Exterior and 2015 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8490																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	908,500			908,500		422757
							GIS Ref
							GIS Ref
							Insp Date
							05/10/21



Patriot Properties Inc.

## USER DEFINED

Prior Id # 1:	7012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	23:02:34
danam	
16744	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
SPY POND DEVELO	77712-154	2	5/7/2021		940,000	No	No									
BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
5/10/2021									Measured		DGM	D Mann				

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

